

Courtesy Of Tyler J Ellis Of Real Broker

# **\$1,199,900 - 14711 88 Avenue, Edmonton**

MLS® #E4448323

**\$1,199,900**

4 Bedroom, 3.50 Bathroom, 2,438 sqft

Single Family on 0.00 Acres

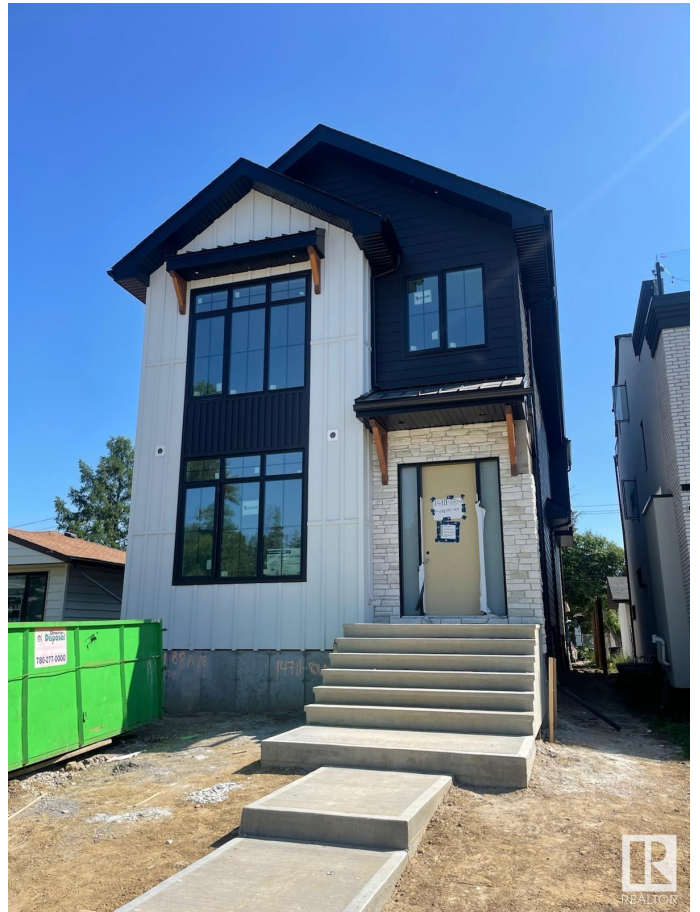
Parkview, Edmonton, AB

Stunning modern farmhouse built by Neil Roy Homes in the heart of prestigious Parkview. This brand-new, custom-built home offers nearly 3,500 sq ft of living space with 10-ft ceilings, a striking eastern stringer staircase, and a bright open layout. The main floor includes a spacious office, stone gas fireplace, and chef's kitchen with a waterfall quartz island, Bosch appliances, and custom cabinetry. Upstairs, enjoy a vaulted-ceiling primary retreat with spa-like ensuite and walk-in closet, plus a large bonus room and walk-in laundry with sink and storage. The south-facing backyard features an oversized deck ideal for summer entertaining. The oversized garage offers 60A EV-ready service. Finished with durable Hardie board and plank siding and designed with premium materials throughout. Located steps from top-rated schools, River Valley trails, and downtown. A rare luxury offering in one of Edmonton's most coveted and family-friendly neighbourhoods.

Built in 2025

## **Essential Information**

MLS® #	E4448323
Price	\$1,199,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,438
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14711 88 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4J9

### Amenities

Amenities	On Street Parking, Bar, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Storage-In-Suite, Television Connection, Vaulted Ceiling, Vinyl Windows, Wet Bar, Infill Property, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	220 Volt Wiring, Double Garage Detached, Over Sized, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas, Washer - Energy Star
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Hardie Board S
Exterior Features	Boating, Fenced, Flat Site, L Landscape, Paved Lane, Pic
Roof	Metal
Construction	Wood, Brick, Hardie Board S
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	July 17th, 2025
Days on Market	6
Zoning	Zone 10

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Listing information last updated on July 23rd, 2025 at 6:32pm MDT